

BOLTON PLACE

Address: **2108 Bolton Dr NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Opened: 1954**

Type: **Garden** Renovated:

Lease:

Total Units: **358**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	17	4.7%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony: **yes**
Fireplace:

Appliances

Dishwasher: **yes**
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan: **yes**
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **no**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	567	42	\$550	\$0.97			
	2	1	687	266	\$600	\$0.87			
	3	2	947	40	\$745	\$0.79			

Competitive Rental Properties



Bolton Place



BOWEN HOMES

Address: **2804 Yates Dr NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Garden** Opened: **1979**

Type: **Garden** Renovated:

Lease:

Total Units: **112**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	2	1.8%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony:
Fireplace:

Appliances

Dishwasher:
Disposal:
Microwave:
Air Conditioning: **none**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **yes**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

All rents are 30% of income.

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1			\$350				
	3	1			\$400				
	4	2			\$450				

DEFOORS FERRY MANOR

Address: **2788 Defoors Ferry Rd NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Garden** Opened: **1966**

Type: **Garden** Renovated:

Lease:

Total Units: **297**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	24	8.1%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony: **yes**
Fireplace:

Appliances

Dishwasher: **yes**
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security: **gated**
Parking: **surface**
Pets: **yes**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1.5	1,040	158	\$600	\$0.58			
	2	2	1,100	97	\$640	\$0.58			
	3	2.5	1,300	42	\$775	\$0.60			

Competitive Rental Properties



Defoors Ferry Manor



ETHERIDGE CT

Address: **2500 Center St NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Garden** Opened: **1978**

Type: **Garden** Renovated:

Lease:

Total Units: **354**

ADA Units: Units:

Housing Program: -- --

Occupancy

Survey Date	Vacant Units	Rate
5/30/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony: **yes**
Fireplace:

Appliances

Dishwasher:
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security: **gated**
Parking: **surface**
Pets: **no**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

Tax credit

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1		32	\$475				
	2	1		296	\$520				
	3	2		26	\$675				

Competitive Rental Properties



Etheridge Court



HAMPTON OAKS COOPERATIVE

Address: **1955 La Dawn Ln NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: Opened: **1990**

Type: **Garden&TH** Renovated:

Lease:

Total Units: **66**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony: **yes**
Fireplace:

Appliances

Dishwasher: **yes**
Disposal:
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **yes**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1		2	\$600				
	2	2		12	\$700				
	3	2		2	\$800				
TH	3	2.5		47	\$738				
TH	3	2.5		3	\$738				Handicap

Competitive Rental Properties



Hampton Oaks Co-op



HEATHER GLEN

Address: **2097 Hollywood Rd NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Garden** Opened: **1965**

Type: **Garden** Renovated:

Lease:

Total Units: **48**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	4	8.3%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony: **yes**
Fireplace:

Appliances

Dishwasher:
Disposal:
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **no**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

- Clubhouse:
- Fitness Center:
- Hot Tubs:
- Sauna:
- Access Gate:
- Outdoor Pool:
- Basketball:
- Tennis Courts:
- Volleyball:
- Playground:
- Business Center:
- Concierge:

Comments

4 units being renovated

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1		24	\$585				
	2	1		24	\$625				

Competitive Rental Properties



Heather Glen



HOLLYWOOD BROOKS/RAVEN WOODS

Address: **2275 Brooks Ave NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Garden** Opened: **1968**

Type: **Garden** Renovated:

Lease:

Total Units: **192**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	10	5.2%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony:
Fireplace:

Appliances

Dishwasher:
Disposal:
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry:
Security:
Parking: **surface**
Pets: **no**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

Section 8

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1		152	\$500				
	3	2		40	\$900				

Competitive Rental Properties



Hollywood Brooks

HOLLYWOOD COURT

Address: **2515 Hollywood Ct NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Garden** Opened: **1976**

Type: **Garden** Renovated:

Lease:

Total Units: **202**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony:
Fireplace:

Appliances

Dishwasher:
Disposal: **yes**
Microwave:
Air Conditioning: **window units**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **no**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **L**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

Tax credit

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
30%	1	1	647		\$400	\$0.62			
30%	2	1	762		\$450	\$0.59			
30%	3	1	895		\$500	\$0.56			
30%	4	1	1,015		\$550	\$0.54			

Competitive Rental Properties



Hollywood Court



HOLLYWOOD WEST

Address: **1033 Hollywood Rd NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Garden** Opened: **1968**

Type: **Garden** Renovated:

Lease:

Total Units: **80**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	2	2.5%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony:
Fireplace:

Appliances

Dishwasher:
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **none**
Security:
Parking: **surface**
Pets: **no**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

- Clubhouse:
- Fitness Center:
- Hot Tubs:
- Sauna:
- Access Gate:
- Outdoor Pool:
- Basketball:
- Tennis Courts:
- Volleyball:
- Playground:
- Business Center:
- Concierge:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	640		\$405	\$0.63			
	2	1	761		\$448	\$0.59			
	3	1	954		\$605	\$0.63			

Competitive Rental Properties



Hollywood West

MAPLE CREEK

Address: **1020 Bolton Rd NW
Atlanta, GA 30331**

County: **Fulton**

Management:

Map: Opened: **1962**

Type: **Garden** Renovated:

Lease:

Total Units: **168**

ADA Units: Units:

Housing Program: -- --

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony: **yes**
Fireplace:

Appliances

Dishwasher:
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets:
Security Deposit: **\$250**

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Occupancy

Survey Date	Vacant Units	Rate
5/30/2002	4	2.4%
	--	--
	--	--
	--	--

Incentives: **None**

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1	850	168	\$560	\$0.66			\$525-595

Competitive Rental Properties



Maple Creek



MARIETTA ROAD HIGH-RISE

Address: **2295 Marietta Rd NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: Opened: **1982**

Type: **High-rise** Renovated:

Lease:

Total Units: **130**

ADA Units: Units:

Housing Program: -- --

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony:
Fireplace:

Appliances

Dishwasher:
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **yes**
Security Deposit:

Utilities

Heat Source: **Electric**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Occupancy

Survey Date	Vacant Units	Rate
5/30/2002	0	0.0%
	--	--
	--	--
	--	--

Incentives: **None**

Comments

7-story subsidized senior building.

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	687	130	\$400	\$0.58			

Competitive Rental Properties



Marietta Road High-Rise



RACHEL WALK

Address: **954 Hightower Rd NW
Atlanta, GA**

County: **Fulton**

Management:

Map: **Garden** Opened: **1969**

Type: **Garden** Renovated:

Lease:

Total Units: **160**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	10	6.3%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony:
Fireplace:

Appliances

Dishwasher:
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **no**
Security Deposit: **\$300-400**

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	2	1	700	143	\$500	\$0.71			
	3	2	1,500	17	\$900	\$0.60			

Competitive Rental Properties



Rachel's Walk



WAVERLY CREST

Address: **950 Bolton Rd NW
Atlanta, GA 30331**

County: **Fulton**

Management:

Map: **Garden** Opened: **1972**

Type: **Garden** Renovated:

Lease:

Total Units: **148**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	3	2.0%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony:
Fireplace:

Appliances

Dishwasher:
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **no**
Security Deposit:

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

- Clubhouse:
- Fitness Center:
- Hot Tubs:
- Sauna:
- Access Gate:
- Outdoor Pool:
- Basketball:
- Tennis Courts:
- Volleyball:
- Playground:
- Business Center:
- Concierge:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			

2 1 800 148 \$495 \$0.62

Competitive Rental Properties



Waverly Crest



WILLOW TRACE

Address: **100 Dogwood Dr NW
Atlanta, GA 30318**

County: **Fulton**

Management:

Map: **Garden&T** Opened: **1973**

Type: **Garden&T** Renovated:

Lease:

Total Units: **411**

ADA Units: Units:

Housing Program: -- --

Occupancy		
Survey Date	Vacant Units	Rate
5/30/2002	52	12.7%
	--	--
	--	--
	--	--

Incentives: **None**

Unit Characteristics

Eat-In Kitchen:
Separate Dining:
Pantry:
Flooring:
Storage:
Patio/Balcony:
Fireplace:

Appliances

Dishwasher: **yes**
Disposal: **yes**
Microwave:
Air Conditioning: **central**
Ceiling Fan:
Refrigerator:

Other Features

Laundry: **Facility**
Security:
Parking: **surface**
Pets: **no**
Security Deposit: **\$200**

Utilities

Heat Source: **Gas**
Landlord or Tenant Paid Utilities
Heat: **T**
Hot Water: **T**
Cooking: **T**
Water/Sewer: **L**
Electricity: **T**

Amenities

Clubhouse:
Fitness Center:
Hot Tubs:
Sauna:
Access Gate:
Outdoor Pool:
Basketball:
Tennis Courts:
Volleyball:
Playground:
Business Center:
Concierge:

Comments

MODELS

Unit Type	# BRs	# Baths	SqFt	# Units	Rent as of 5/30/2002		Rent as of		Comments
					Rent	Rent/SqFt			
	1	1	648	24	\$550	\$0.85			
DELUX	1	1	744	16	\$600	\$0.81			
	2	1	895	120	\$700	\$0.78			
TH	2	1.5	972	174	\$725	\$0.75			
	2	2	912	66	\$725	\$0.79			
TH	3	2	1,040	8	\$750	\$0.72			
TH	4	4	1,824	3	\$900	\$0.49			

Competitive Rental Properties



Willow Trace

